

Modular Homes



Community Matters

at Bonnington, Bristol

Issue 1 | March 2021



Image courtesy of AHMM

Introducing Legal & General Modular Homes

Legal & General will be familiar to most people as one of the UK's largest financial services groups, but we have also invested over £19 billion in projects including homebuilding, urban regeneration, clean energy and small business finance. As a group, we've been involved in housing for a long time: developing homes, financing the affordable housing sector, and now building modular homes.

Our modular homes are built in our factory at Sherburn-in-Elmet, Leeds. Our modular approach means we can halve build time, minimise disruption from a normal building site environment and by standardising and simplifying our process, we can drive up quality. Our homes are designed to keep energy and water consumption down, reduce greenhouse gases and the waste that households produce. The materials we use are sustainably sourced and the way we landscape our sites adds to biodiversity.





What's happening on site?

You may have seen some activity on site over the last few weeks, as we have been clearing the site of rubbish, old structures, invasive species (Japanese Knotweed), asbestos, scrub and trees in anticipation for groundworks starting.

Trees recommended as unsuitable for retention are being removed, and the timber retained where possible to support the new play areas and furniture, such as benches. The trees that are being retained on site will be protected by fencing for the duration of the works. This will prevent damage to both the trees and their roots. A Tree Survey by an independent Arboricultural Consultant has been carried out, and the tree planting strategy proposes that any new trees planted are in excess of the mitigation for tree loss calculated by Bristol City

Council's Tree Replacement Strategy.

To facilitate the construction of the new cycle path, we have applied to close the existing route for around six months due to start in April. We will do our best to complete this work as quickly as possible and will notify residents of the exact date in due course. Cyclists and pedestrians are advised to re-route to Wordsworth Road via Constable Road and Bonnington Walk.

Protecting wildlife

With discussion and agreement from Bristol City Council, we have now carefully relocated 298 slowworms from the area that will be developed to the SNCI. This involved erecting a reptile fence, clearing scrub and trapping the site.

We have and will continue to implement a range of measures to protect the ecology of the site. Our Ecological and Arboricultural Consultant will be visiting and monitoring the works, to ensure there is no impact on any of the site's fauna. This includes undertaking regular checks for fauna, and in particular badgers and bats.



Did you know?

The slow worm is neither a worm nor a snake, but is, in fact, a legless lizard. It can live for up to 20 years...

Public art consultant appointed

We're really pleased to welcome independent public art and cultural consultants Ginkgo Projects as part of our extended team on the project. Ginkgo work extensively throughout Bristol and know the area well. They will be developing a public art strategy for the development, working closely with the community to connect people through art.

"We are delighted to be involved and look forward to collaborating with community groups and individuals to deliver an art strategy that is unique to Lockleaze. Our aim is to create opportunities for artists to enrich the outside spaces of Bonnington Walk"

Tom Littlewood, Director,
Ginkgo Projects Ltd



Meet our team

John Howe is Legal & General's Project Manager. John's been in the construction industry for over 20 years, having started as an apprentice carpenter. John is an NHBC Pride in the Job award winner, and brings a wealth of experience to the project.

Our team is always available to answer any queries and can be contacted as follows:

Tel: 07385 374626

Email: Bonnington@LandGMH.com



What we're building

We're delighted to be delivering a brand new neighbourhood off Bonnington Walk, Lockleaze.

We have been working in close partnership with Bristol City Council to bring forward housing for this site, which has been in Bristol's Local Plan for housing for over 20 years. Legal & General Modular Homes will deliver a mix of 185 homes – one and two bedroom low-rise apartments, and one-four bedroom houses. 51% of the new homes will be affordable housing. All the new homes have been designed to achieve Energy Performance Certificate Standard A, which is currently only achieved by around 1% of new homes. A combination of air source heat pumps, photovoltaic cells and high quality build standards will bring significant energy savings for residents of the new homes.

We've committed to Building with Nature accreditation, working to achieve a good quality green infrastructure. As much of this land has deteriorated due to bramble and flytipping over the years, when the development is complete, we will achieve a 4% positive net gain in terms of biodiversity. A great benefit for the area. Having worked closely with our Ecological Consultant on the whole site as well as the Site of Nature Conservation Interest (SNCI), this increase will be achieved through new planting and clearing scrub and bramble that is encroaching on the SNCI. The Biodiversity Calculation has been measured using the method set up by DEFRA. We have also committed to and are funding, a 30 year management plan for the SNCI.

Our development will include:



Improvements to the Concorde Way Cycle Path, safely separating pedestrians and cyclists. This will form the boundary for the SNCI



84 electric vehicle charging points and allocated car club parking space with electric charging



Planting of 455 new trees chosen to tolerate drought and waterlogging, improve the local microclimate, provide shelter and shade and provide foraging for birds. 400 will be on site, with 55 planted elsewhere in Bristol.



New informal play areas



Getting to know and working with the Lockleaze community as our scheme develops and as we discuss uses for the community building and develop our public art strategy.

Benefits to the community and wider area

We recognise the importance of supporting the local area and its infrastructure as part of our new development and we will be making financial contributions to the following:



for allotments following Bristol City Council's decision to move the planned allotments off-site



for on-going nature conservation of the SNCI, part of a 30-year management plan



for the installation of a MOVA traffic signal control system at the junction of Filton Ave/Toronto Rd/Bridge Walk



to the Council as a contribution to bus stops along Bonnington Walk



in the planting of replacement trees off-site



Considerate Constructors



We are aware that our work can sometimes be a source of disruption if not managed carefully and will do our very best to ensure this is kept to a minimum. We are registered as a member of the Considerate Constructors Scheme and commit to care about appearance, respect the community, protect the environment, secure everyone's safety and value our workforce.

Normal working hours will be 08:00 - 18:00 hrs Monday to Friday and 08:00 - 13:00 hrs on Saturdays. No work will be undertaken on Sundays. During this time there will be full time management supervision, and gate personnel on site at all times.

Gordons Transport Ltd will be working with our team to deliver the modular homes to our site. This will involve a number of abnormal loads under police escort and while this may cause some inconvenience, it does reduce the number of construction material deliveries over a longer period. Gordons Transport will be contacting nearby residents with the dates/times of abnormal load movements, as well as details of any road closures and if vehicles need to be parked elsewhere. Their contact details are:

E - jon.atkinson@gordons.uk.com

O - 01977 607 208

M - 07793 626 059

Timeline

Timings for developments of this scale can often change for a variety of reasons, but we are currently working to the following programme:



March

Earthworks begin
Site clearance and asbestos removal

April

Hoarding goes up around the sales area
Fencing closes the cycle route

Summer

First modular homes installed
Official launch of the development

September

Showhomes available for view

December

We welcome our first residents

Keep in touch

For development updates please visit our website www.legalandgeneral.com/modular

Next to our site entrance you will see a letterbox. If you have any questions you would like us to answer and would prefer to write in, please complete the tear off slip here and pop in our box, or email: Bonnington@LandGMH.com and we'll get back to you.

NAME:

ADDRESS:

POSTCODE: DATE:

EMAIL:

I'D LIKE TO KNOW:



Modular Homes

